Claims

The following listing of claims will replace all prior versions and listings of claims in the application:

Listing of Claims:

1. (Currently Amended) A method for providing network access to a commercial office building comprising:

providing a high speed, integrated communications network that provides network connectivity throughout the commercial office building to the commercial office building tenants;

integrating the communications network with other building systems;

~~automating and~~ centralizing network management and maintenance in a network manager; ~~[[and]]~~

automating information technology services for commercial office building tenant related issues including management and maintenance of the network;

aggregating the network bandwidth that is delivered to the commercial office building tenants as utilities to support needs of the commercial office building tenants ~~building~~ by purchasing bulk bandwidth from a bandwidth grid and providing the bulk bandwidth at a core switch connected to the communications network; and

delivering the network bandwidth to building tenants as needed by dividing up the bulk bandwidth and distributing the divided up bulk bandwidth to a plurality of building switches connected to the core switch, the building switches capable of supplying the divided up bulk bandwidth to individual tenants.

2. (Original) A method as claimed in claim 1, wherein the communications network is a fiber optics network.

3. (Original) A method as claimed in claim 2, wherein the communications network comprises a plurality of wireless LAN access points.

4. (Original) A method as claimed in claim 1, wherein the network manager operates a central website from which building tenants can report network issues and request service.

5. (Original) A method as claimed in claim 4, wherein the central website also provides access to other building services and amenities.

6. (Currently Amended) A method for delivering network bandwidth as a utility to a commercial office building ~~multi-occupant facility~~ comprising:

coordinating the design and installation of a high speed fiber optics communications network that provides wired and wireless network connectivity throughout the ~~facility~~ commercial office building, the high speed fiber optics communications network comprising a backbone with a plurality of building switches connected to the backbone and a bulk core switch connected to the backbone;

automating information technology services for commercial office building tenant related issues including management and maintenance of the network;

obtaining network bandwidth in bulk to meet the bandwidth needs of all tenants of the facility by purchasing the network bandwidth from a bandwidth grid and providing the network bandwidth to the bulk core switch;

delivering the network bandwidth to the tenants of the facility as needed by dividing the network bandwidth and providing a portion of the network bandwidth to one of the plurality of building switches as needed; and

maintaining, managing and servicing the communications network.

7. (Original) A method as claimed in claim 6, wherein the network bandwidth is sold to the tenants of the facility with a built-in profit margin.

8. (Currently Amended) An integrated data communications network for ~~an office~~ a commercial office building comprising:

fiber optics network infrastructure and equipment for providing network connectivity throughout the building;

a single point of access coupled to the fiber optics network infrastructure for provision of bandwidth by network service providers, a portion of said bandwidth purchased from a bandwidth grid;

a plurality of building switches coupled to the single point of access for delivering portions of the bandwidth to individual tenants;

~~automated and~~ centralized network management and maintenance;

automated module configured to automate information technology services for commercial office building tenant related issues including management and maintenance of the network; and

wireless LAN access points coupled to the fiber optics network infrastructure configured to provide wireless network access throughout the commercial office building.

9. (Previously Presented) The method of claim 1 wherein the step of automating further comprises documenting a change to the communications network.

10. (Previously Presented) The method of claim 1 wherein the step of automating further comprises documenting an upgrade to the communications network.

11. (Previously Presented) The method of claim 2 wherein the wireless LAN access points are distributed throughout the communications network.

12. (Previously Presented) The method of claim 1 wherein the network manager is an off-site network manager.

13. (Previously Presented) The method of claim 1 wherein the network manager is an on-site network manager.

14. (Previously Presented) The method of claim 1 wherein the step of obtaining further comprises negotiating with a bandwidth provider who provides the network bandwidth.

15. (Previously Presented) The method of claim 6 wherein the step of obtaining further comprises negotiating with a bandwidth provider who provides the network bandwidth.

16. (New) A method for providing network access to a commercial office building comprising:

providing a high speed, integrated communications network via a high speed fiber optic communications network infrastructure and equipment that provides wired and wireless network that provides standards-based network connectivity throughout the commercial office building to the commercial office building tenants;

integrating the communications network with other building systems;

centralizing network management and maintenance in a network manager;

automating information technology services for commercial office building tenant related issues including management and maintenance of the network;

aggregating the network bandwidth that is delivered to the commercial office building tenants as utilities to support needs of the commercial office building tenants by purchasing bulk bandwidth from a bandwidth grid and providing the bulk bandwidth at a core switch connected to the communications network;

partitioning the integrated communications network with different levels of security and access;

provisioning the integrated communications network to allocate network access and bandwidth;

delivering the network bandwidth to building tenants as needed by dividing up the bulk bandwidth and distributing the divided up bulk bandwidth to a plurality of building switches connected to the core switch, the building switches capable of supplying the divided up bulk bandwidth to individual tenants; and

monitoring the integrated communications network via a web based application.